

MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, February 27, 2025 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:00 p.m., and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment, and announced that comments would be recorded.

Roll was called. Chairperson Loftus, Plan Commissioners Arango, Brown, Cooper, Dawson, and Kreuzer were present; Commissioner Wyant, Pesce, and Mukherjee were absent.

Also in attendance: Kelly Kalinich, Village Trustee, Daniel Harper, Planning Manager; Paul Stephanides, Village Attorney, Mark Franz, Village Manager and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the January 23, 2025, Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the minutes as presented. Commissioner Kreuzer seconded the motion, and the motion passed by voice vote.

D. Old Business

1. Public hearing Continuation- 606 Roosevelt Rd., PGS Gold and Coin, Sign Variation

Mr. Harper stated that the Plan commission recommended that the applicant come with new renderings proposing a variety of different sign sizes to compare whether the proposed 50 square foot maximum variation was appropriate. Mr. Harper presented various different sizes and renderings provided by the applicant to Planning Commission. Action tonight is to consider the request variation approval, approval with conditions or denial based on evidence provided by the applicant and findings of fact and request by applicant.

Seeing no questions from the Commission, Chairperson Loftus asked if the Petitioner wished to speak.

Sworn In, Aaron Radkovitch, President of PGS Gold and Coin, stated that they are new in the community, in business for more than 16 years and thinking of moving their Wheaton store to this location. They are a business that provides people assistance in settling their estate, when moving, downsizing, or due to a passing away of family Commissioner. When settling the estate with items such as coin collections, family valuables, historical americana, jewelry, art driven items, attorneys contact us to appraise and settle the estate. The building that we selected has a giant façade on front; we are petitioning for a larger sign as a small one would like funny.

Commissioner Kreuzer- will this be a lighted LED sign?

Petitioner stated that letters in LED will be internally illuminated.

Commissioner Kreuzer - How much of your business is people driving by and seeing your sign and stopping to shop?

Petitioner: 50% of our business is by people driving by but we are not a high traffic business with around 10 to 15 customers per day.

Commissioner Kreuzer - Are most of those customers by appointment?

Petitioner-Yes, we do set appointments because when we have a collection of coins it takes many hours to go through, we have to do an appraisal, do research to find each individual item's value. So yes, there are many appointments.

Commissioner Kreuzer - do you have a lease?

Petitioner-Yes.

Commissioner Kreuzer - will you continue with the lease?

Petitioner-Yes, there is no contingency on the lease, we have been looking for a space for a while, Wheaton location is small.

Commissioner Arango- When you have appointments, is store still open for walk in business?

Petitioner-Yes, the store is still open, we are open from 10 a.m. -6 p.m. Monday through Friday, 10am-3pm Saturday. We set appointments within the time the store is open, the store has 2-3 employees and when we have appointments, we add more employees. Most people drop collections off, and we handle it, but we sometimes take pictures and then will call to pick up the papers.

Commissioner Dawson- The store is manned like a regular retail business?

Petitioner- Store is manned from 10 a.m. to 6 p.m.

Commissioner Kreuzer - Will you be turning your sign off at night after closing?

Petitioner- No that is not the plan, we don't know of anyone who turns their business sign off at night.

Chairperson Loftus - Are you amendable to any of the three (3) proposals for size that the commission may come up with?

Petitioner- We would like to have the larger one, but we will do what you ask us to do. The facade is so large that having a small sign will not look professional. We are a professional company; we are not a pawn shop. Everybody eventually has to go through the process of selling their family valuables at some point in time, we are there for that reason.

Chairperson Loftus asked if any Commissioners had any more questions of the applicant. Seeing none, Chairperson Loftus asked Mr. Harper if any public comments have been received regarding this application.

Planning Manager Harper- Not on this item.

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Dawson motioned to close the public hearing, Commissioner Arango seconded the motion, and the motion passed by voice vote.

DELIBERATION-

Chairperson Loftus asked for comments. Mr. Loftus stated that in the last meeting, we were opposed to the 47.5 sq ft sign because it was double the allowed sign area. It is a unique situation on the store front, the 36 sq ft is not to overly bearing signage in Glen Ellyn.

Commissioner Arango- Given nature of façade, I sympathize with not wanting the smaller size, I would be in concurrence with Chairman Loftus, I would say the 36 sq ft sign would be a compromise, it would represent the applicant well at the façade.

Commissioner Kreuzer- I want to thank the petitioners who have been very cooperative. I will be candid, when I saw the renderings, I was more confirmed that it was appropriate that the sign mandated by the Code was the most appropriate. I am concerned as to whether we should accept the variance but because of the unique circumstance of the size of the façade, I agree with my fellow commissioners with the 36 sq ft option.

Chairperson Loftus asked for a motion to approve the sign variation with the following condition:

That the sign area be limited to a maximum size of 36 square feet with approximate dimensions of 8' by 4.5'.

Commissioner Kreuzer – I motion that we accept the petition for the variation, with condition that it be the 36 ft square feet in area.

The motion was seconded by Commissioner Dawson. The motion passed unanimously with six (6) votes yes and zero (0) votes no

Motion to approve the findings of fact by Commissioner Cooper, seconded by Commissioner Dawson. The motion passed unanimously with six (6) votes yes and zero (0) votes no.

E. New Business

1. Public Hearing 453 Forest Ave.- Downtown Event Park, Zoning Map Amendment, Special Use Permit and Zoning Variations

Motion to open the Public Hearing by Commissioner Arango, second by Commissioner Dawson. Motion passed by voice vote.

Sworn In Daniel Harper, Village Planning Manager discussed the Subject Property, 453 Forest Avenue. stating that the property is zoned CR Conservation Recreation and C5B Central Service Sub-district. The Park District has proposed to consolidate the property, to form one continuous lot, and has requested a map amendment to rezone the former U.S. Bank portion of property to CR Conservation Recreation for the property to be a continuous zoning district and to allow for the hosting of park usage and events at the site. The proposed park site would consist of two (2) structures located in northeast and southeast corners of the property with a large lawn area in the middle. Public tables, benches, landscape areas would be interspersed throughout the rest of the park. In accordance with the Village Zoning code, the two (2) structures require that a special permit be approved to allow for their construction. The primary structure is a performance pavilion. The accessory structure located in the northeast corner would be used as restrooms, storage area and concession stand.

The Park District applied for several variations, available with description in the packet for review.

Four (4) of these five (5) variations require setback variations, the Park District can answer questions from the commission regarding these chosen locations and setbacks. The last variation is to allow for zero (0) off street parking spaces to be provided on the site instead of the required five (5) parking spaces based on square footage of the proposed structures. The Park District is proposing to utilize the existing on street and off-street parking infrastructure to serve the parking demand during events. The Park District has collaborated with KLOA to develop a traffic study (provided in your packet). The study identified that the six (6) surface lots and the Village parking structure directly adjacent to the proposed park would be inadequate to service the traffic demand. During peak events, adjacent surface lots throughout the rest of the downtown would be used for parking. The traffic study found 700 public parking spaces serving the downtown area and provided a traffic management plan to accommodate peak events defined as 500-1000 people at events. This would involve proper signage to locate parking areas,

coordination between the Park District, Village and Fire District to ensure smooth traffic flow and designating official drop off/ pick up areas. The study recommended that the Park District provide advance notice for business and residents. The Park District will need to apply for special event permits, to be reviewed and approved by village in coordination with the Police and Fire District. Traffic Management plans will be required to be submitted as part of the permit application.

Mr. Harper showed the proposed landscape plan and floor plan. Mr. Harper stated that recommendation of approval by Architectural Appearance Commission has been received.

Mr. Harper stated that the commission is to consider the application for a map amendment to rezone from CB5 to CR Conservation Recreation, a special use permit to allow for the performance pavilion and support building and variations requested by Park District to allow for the specific location and design of buildings.

Questions for Village Staff:

Chairman Loftus- Are there any park district properties that are not zoned CR in the village that you know of?

Planning Manager Harper: There is a portion of Ackerman Park zoned R2 Residential, we will discuss that later tonight, but to my knowledge there are no other properties utilized by Park District that are not zoned CR conservation.

Commissioner Cooper- I have a couple of questions concerning the traffic for peak events, in general is their consideration for Duane Street to be closed during peak events?

Planning Manager Harper- That has not been considered but could be on the table if certain situations call for this to be needed.

Commissioner Cooper- Forest Avenue will be closed, how does the closing of Forest Avenue affect the traffic flow in the 2 southern railway parking lots?

Planning Commissioner Harper-The entrance and exit will be limited to Main Street and Park Avenue.

Commissioner Cooper- My concern is the flow from these parking lots, those are not particularly wide entrances and people will be coming in, parking will be backing up and could cause issues to overall traffic flow.

Mark Franz, Village Manager- There is no intention of closing Duane Street, exception in future, potentially. For the most part Duane Street will remain two ways. There are configuration issues both on Park Avenue and Main Street, coming out of the commuter lots. That is an area that we will be improving with the train station project which will allow traffic to flow from the West and East lots and vice versa. The timing of this park

and Train Station project are not completely known, there is a master plan to address those issues in a more comprehensive way with the train station plan.

Chairperson Loftus- how will these two projects overlap or interfere with each other to get both completed?

Mark Franz, Village Manager - We don't know the exact schedule for both, we won't know that until both projects have gone out to bid and have a contractor and working through construction schedules but we want to continue to move both along, we want to be effective with both, we have flexibility with parking, will have to shift some commuters to the parking garage or Duane/Lorraine Parking lot. We will address as best we can once we understand the overlap.

Chairman Loftus- What is the current and projected number of parking spaces in the central business district with two garages, on street parking, if you have a 1,000-person attendance to an event? Would you be able to handle the parking?

Mark Franz, Village Manager- We have had major events downtown, we have a thorough process to evaluate them before we approve them. This will be a different location but I think that we can manage and monitor. Police Department has been involved as well.

Commissioner Kreuzer- What is your experience with respect to our events we have had historically both on north and south side with respect to pedestrians walking to events as compared to using their vehicles, and to what extent do you see the Prairie Path as a benefit to reducing parking, better access, foot or bike?

Mark Franz, Village Manager - we don't necessarily have specific data with that regard but for the Taste of Glen Ellyn we have a lot of pedestrians and bikers. We are excited about enhancing the Prairie Path, this park would be adjacent to the Prairie Path. This would encourage that as much as possible.

Planning Manager Harper - to add to that, the parking study, anticipates 5-10% of people attending a major event would arrive by pedestrian or bikes.

Chairman Loftus- To picture 1,000 people, how would you compare the Christmas Holiday Walk numbers of people vs. Fourth of July, do you have any numbers to compare attendance?

Mark Franz, Village Manager - Every event is different, I think we have accommodated most effectively, parking is at sometimes hard to find, but overall, they have worked out well.

Commissioner Kreuzer- What are we anticipating with respect to police traffic and pedestrian control with parking south of the train tracks? What about pedestrian crossings at parks, particularly with respect to Prairie Path?

Kurt Vavra, Deputy Chief, Glen Ellyn Village Police Department stated that it depends on the event, we don't dedicate police staff to every event. It depends on what we think the capacity will be; small events have no dedicated police presence; the pedestrian traffic would flow naturally on Park Boulevard. I imagine there will be large amount of people crossing Duane Street, in that event I would imagine traffic will be held to let groups go through and cross similar to the fourth of July parade. No permanent closing to Duane Street.

Commissioner Kreuzer- With respect to parking immediately south of the train tracks, in a big event, do we anticipate traffic control with exiting the event, to control direction of traffic? What about the Prairie Path as it moves to the east across Park?

Deputy Chief Kurt Vavra stated that we will not know all the traffic patterns and pedestrian patterns until we have an event like that so when this happen, we will have staff doing an evaluation to see where resources may be needed. The Prairie Path, I don't anticipate us doing much there. I think the issue will be people crossing Duane Street and Main Street but you still have to let traffic move. Our officers are good at jumping in to where it is needed. Generally, what we do is if we see a problem we jump in and address it.

Commissioner Kreuzer- Vehicles are seen moving a little bit faster on Park, as they move north and south. Even now some of the pedestrian traffic, the bicycles and the pedestrians crossing from Prairie Path can get a bit touchy. Could you at least have an officer from time to time to help cross to the west side of Park to help pedestrians cross to the east?

Deputy Chief Kurt Vavra. We have a limited number of officers available, so if we were to put 2-3 officers in this event, we will not have extra officers to answer other calls for service unless we bring in extra personnel. If we were to identify a particular problem, specifically if the Prairie Path was a consistent problem for large events, yes, we would have staff there. We are always looking at public safety issues that is our job, we are not doing things to address them. We are constantly evaluating all the events in town, even the ones that occur each year. I assure you, the police department. will be paying attention to these things.

Commissioner Arango - If Forest is closed, is there access onto Forest for the Parking lots? Or are we expecting that they enter and exist via Park? If people are parking there, and they can only enter and exit via Park, then we have a new issue because Forest would be closed.

Planning Manager Harper –when you see lots 1&2 right now, they do not intersect, during Metra Train Station Project, those lots would be one continuous lot, there would be a two-way traffic to exit via Main St. and Park St. that would alleviate the Forest Street traffic. All will be monitored and traffic controlled by police staff if there is a major event so that should alleviate any major safety concerns.

Mark Franz, Village Manager - We are talking about commuter times mainly in evening, those commuter time have changed over time. Peak time has been more spread out, so we see more people leaving at 3pm, 4pm, and 5pm than we did before. Most events will be Fridays and Saturdays, Saturdays and will not be an issue. Fridays after 6pm the lot is pretty empty at that time. A lot of this will be give and take and we will have to continue to monitor and make sure that we are providing assistance to get commuters out of those lots.

Commissioner Cooper- I don't you hear from this commission concerns about the adequacy of the amount of parking. I think what you hear from this commission are questions concerning the exiting of lots 1 and lot 2; both of them have mandatory right turns. In the case of Lot 1, everyone will have to turn right and go over the train tracks, with respect to Lot 2 that will cross over to Prairie Path, for events for people are drifting in and out, there may not be a real rush. But with big events, how are we going to ensure traffic flow and safety, particularly for pedestrians?

Mark Franz, Village Manager- I appreciate clarification, I was focused more on commuters and you were focused more on end of an event. Anything with a liquor license or closed street requires participant to go through a special events application process. An internal committee of 20 people, review the application in a thorough process where those issues are identified and addressed. If we need to have an officer out there or CSO to help relieve traffic, it will be part of that special events process.

Chairperson Loftus- Is there consideration or thought of plan to make a right out only from each lot?

Mark Franz, Village Manager - At special event times, we could address. This is a significant new use in this area and we are going to learn as we go here to some degree and adjust as necessary.

Seeing no more questions for Village Staff, Chairman Loftus asked for the applicant to speak.

Sworn In Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - This is a transformative project for the Village of Glen Ellyn, identified in both the Village's and the Park District Comprehensive Plans. Before the final design there were many iterations involving public input, focus groups, joint meetings between the Village and Park District which unanimously approved this design. Before us tonight there are some variances and other conditions we would like to propose.

Sworn In, Claire Johnson, Project Manager, - stated that the packet illustrates the design, showed the zoning map, where the site is located and hope to consolidate the Zoning with having the event park downtown. Over 61,000 sq feet. Requesting that all be consolidated to CR Conservation and Recreation Zone, general elements include SE side the pavilion space, maximize full event park, allow for events and facilities. NE side has small restroom and support building, adjacent bike parking, for those along Prairie Path. North

end includes landscape buffer, Forest Ave on west side will have park like area with picnic benches for people to sit and eat. Spill over space to that area. Along Duane St. will have retaining structures to accomplish grading needs to create flat area to facilitate ice rink, we need retaining structures to hold land back and create flat surface.

Variance requests are for restroom structure side yard, the pavilion structure side yard, retaining wall structure, restroom structure of rear yard setbacks and asking for a parking variance. Images shown of what we are excited to bring to community. The retaining wall structures will provide buffering, park feeling, sense of enclosure.

In coordination with the Village, we identified the east side as the rear yard, we are asking for side yard variation request for the restroom within the side yard setback of 12 feet and 5 inches from the property line. From the side yard we have a requested a variance for the pavilion structure within the side yard, being 10 feet and 6 Inches from property line, a rear yard variance for the retaining wall; and a variance for the Restroom structure on rear yard setback 27 feet from the property line.

Ms. Johnson then showed the site plan, landscape plan and lighting plan to be considered by the Plan Commission.

Questions from the Commission:

Chairperson Loftus- The ice-rink is stated as a maximum 60feett by 120 feet, is that a yes or maybe?

Claire Johnson, Project Manager - That is a yes

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - stated that is the maximum size, but the larger the ice rink, the more chillers you need. We will need to strike a balance with the cost.

Chairperson Loftus- What I know of indoor ice rinks is that they have concrete underneath the ice rink with chillers. Will this be permanent? Operating hours?

Mr. Troia – Yes, there a few ways that you can accomplish that, there was a similar installation at Cantigny this winter, they did a temporary pop up, we would have a couple of chillers in landscape area with coils on top of the grass, this would be a kit. Not a permanent installation with additional temporary lighting. Washrooms will be open when the ice rink is open. We built in flexibility to how this space operates in addition to the building. In the packet, we did outline some winter activities, but we would hope to start in November through Valentines Day. This will be visible from train, to see this landmark of Glen Ellyn lit up at night.

Commissioner Arango- Do you anticipate Skate rental along with ice rink?

Mr. Troia - Yes, but we have not looked into how to accomplish that, as a Park District or working with another vendor.

Commissioner Brown- The proposed park is beautiful, and will be wonderful in town. What is the feasibility of re-using/salvaging any of the brick from the US Bank site for the proposed buildings?

Mr. Troia - We can explore more as we get into the project, there is a lot of challenges with reusing brick but we will certainly explore that, as we respect the past and value reuseable material.

Commissioner Brown- Will you have diaper changing stations in the restrooms?

Claire Johnson, Project Manager - Yes, the two restrooms will facilitate for diaper changing and ADA feasibility.

Commissioner Arango- With regard to the auxiliary building and restrooms; in anticipation of over 1,000 people, will 2 restrooms be enough?

Mr. Troia- As we scale up events, we will bring in portable restrooms. We have a number of different areas in the site that that accommodate that need.

Commissioner Arango- If Forest Ave. is not closed; will you have adequate space to bring that in?

Mr. Troia – Yes, a lot of the path ways are around 10ft wide, we have a purposely designed the park to have flexibility built in.

Chairperson Loftus-Thought of renting the facility out for private rentals?

Mr. Troia – We have not thought about that yet, right now we are focused on events, the majority of time, the park will be a public open space, open to all and free to public.

Commissioner Cooper- Long concrete surfaces like retaining walls, can be an invitation to skate boarders- have you considered that?

Claire Johnson, Project Manager- Skateboard deterrents both for maintenance and safety, design methods to deter have been included.

Chairperson Loftus- Has any anti-graffiti coating been considered in case it gets tagged; it is easy to clean? Does this facility have same capabilities because it is in the middle of town?

Claire Johnson, Project Manager- On any of our hard surfaces we will explore those types of coating/ finishes that will help with our maintenance and cleaning.

Commissioner Arango- Will lighting will be 24/7?

Claire Johnson, Project Manager - Some of the lighting will be 24/7, it would be the safety lighting left on.

Chairperson Loftus- Is bike parking included?

Claire Johnson, Project Manager - Yes, we opted to locate it near the restroom facility near the Prairie Path. The maintenance and air pump station will be located there and that service will be ongoing here.

Chairperson Loftus- What will happen to the existing statue on the Northeast Corner?

Mr. Troia - We will work with Rotary Club to relocate the statue and gazebo.

Written Comment:

Mr. Harper reported that Glenbard High School District 87 emailed in support of the application.

Public Comment:

Sworn in Mary Crickmore – I have greatly enjoyed the improvements to Downtown Glenn Ellyn, I love eating and shopping there, it gets better and better. I am happy to put up with the road construction we have had over the last few years. I am glad with the parking garage because I am never stressed out about where I am going to park when I go to eat at one of the restaurants. But we can make it even better by having the downtown park with some greenspace and some trees. What I envision is I'll go to Einstein bagels or Blackberry Market and I'll get my drink and my pastry or my bagel and I'll go and sit under a tree which and enjoy eating it outdoors which is currently not possible in downtown Glen Ellyn. So, I urge you to support the re-zoning of the downtown park.

Sworn In Lee Marks- We are thrilled about the park; we have lived here since 1965 and when we first moved here, people were saying that they wanted a Town Square or Event Center in Glen Ellyn, and we are finally going to get one. I sent a letter to the Board congratulating them on deciding to do this and copied to Park District. I think it's going to be wonderful. My wife and I took over the Lake Ellyn ice skating races in 2000. The tradition of skating goes back for years in Glen Ellyn. We are concerned about the size of the rink; we want to make this rink large enough to have little kids be able to skate. Put extra space for a rink and it would be wonderful. We are very enthusiastic and supportive. Looking forward to having a rink. I wanted to ask Park District if you have you been shopping other outdoor rinks to see pros and cons?

Mr. Troia – We have certainly been visiting other rinks and shopping different manufactures.

Chairperson Loftus- What is considered a novice rink size? Is 60'x120' amendable to running races?

Resident Lee Marks- What is space availability? If decent size rink, we can pull off a novice racing.

Mr. Troia - we agree and look forward to programming events like that.

Commissioner Arango- How do your numbers compare to what Cantigny did with their rink, size wise?

Mr. Troia – Size wise, I believe that theirs was 66'x48', a little bit smaller than our max size.

Sworn In Lydia Mangiardi – This is a wonderful thing; we need a little lightening up and celebration. We live right on Duane Street. My question is regarding the noise, and all the traffic, are there any concessions, noise reductions built in place?

Planning Manager Harper- We do have a decimal limit that is in our code right now for noise. Regarding special event permit, this will be part of evaluation during the permit process. There will be evaluation of ending times making sure events do not go too late into the night.

Lydia Mangiardi- I have Concerns with parking and keeping Duane Street open, seems problematic with children walking slowly, cars can be impatient. Will that be refined? Other than that, I think it's a wonderful thing.

Planning Manager Harper - That will be part of traffic management measures put into place by the police department

Sworn in Ron Aubrey- I served on the Glen Ellyn Park District Board for 9 years, when I come to this meeting and I see the Village and Park District working together, it brings me an immense amount of joy because as a resident we appreciate that spirit of cooperation where they come in and lend each their talents and bring it together to create something like this for all of our benefit. I am very grateful to Mark and Nate.

Motion was made by Commissioner Arango to close the public hearing; seconded by Commissioner Dawson

Commissioner Discussion

Chairperson Loftus stated that all requested variations, special uses, rezoning will be included in one vote.

Commissioner Kreuzer- I think that the Village answered all of our questions well and I have faith that Village management will do its best to ensure that all of the events are safe. I do remember sometime in the past there was some consideration in which direction the band shell should face, and if I remember correctly, it is now where it is because of concerns with noise and noise would be directed away from residences, so I understand that the Park District has done its best to address the noise. I think that the variations are necessary to the project, no concerns.

Commissioner Dawson- This is an excellent submission, and well thought out. The amount of stake holders and people that have been listened to in this process, I would like to acknowledge that including expertise from College of DuPage and I am in full support for zoning and all of the variances.

Motion was made by Commissioner Kreuzer to approve all variations as presented seconded by Commissioner Cooper; the motion passed by a roll call vote with all commissioners present voting "Yes".

Motion was made by Commissioner Cooper to adopt the findings of fact. Seconded by Commissioner Dawson. The motion passed by a roll call vote with all commissioners present voting "Yes".

2. Public Hearing- 800 St. Charles Rd., Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation.

Motion to open Public Hearing by Commissioner Dawson, second by Commissioner Brown.

Sworn in Planning Manager Harper - Park District has submitted an application for Community gardens, a gazebo, a storage shed, and a portable restroom in Ackerman Park located at the southwest portion of the park, east of Lennox Road. The application includes a map amendment request to rezone portions of the property from R2 Single Family Residential to CR Conservation Recreation. The special use permit request includes the construction of 400 square foot gazebo, a seven (7) space parking lot, a storage building, and seventy-four (74) garden plots operated and managed by Park District. The variation is to allow for a proposed gazebo of 400 sq feet, to exceed the maximum allowed area of 250 square feet.

The gardens will have an accessory structure building, which is a wooden shed to store tools and equipment. The proposed portable restroom is located next to shed. The proposed park area also includes an outdoor seating area for school district programming, integrated with the Ackerman Park trail system.

Questions:

Commissioner Dawson- Given that our zoning code has all zoning districts referencing common sections (yards, accessory structures) and those written specifically with residential lots in mind, then as this is not a residential lot (Ackerman) then the 250 square foot maximum is not/does not seem pertinent to a commercially zones situation. Why wouldn't I grant this variance for such a facility based the interpretation of the zoning code?

Planning Manager Harper – Village staff have to use the code as it is written, and we have considered the proposed shade structure as a gazebo which requires a 250 square foot maximum area. The Planning commission would have to consider a rewrite of the code.

Commissioner Cooper- Village staff states that the American Planning Association's parking standards guide suggests a minimum of 4 parking spots, but there are 74 garden plots, on weekends there will be a lot of traffic during summer, to accommodate the demand. Do you foresee parking on portions Lennox, how do we accommodate that?

Planning Manager Harper -For the Village of Glen Ellyn, we don't have a required minimum of parking for this type of project. We used the American Planning Association as a reference, and parking could be accommodated on east side of Lennox Road. In terms of demand, it will peak up in the spring, summer and weekends.

Commissioner Cooper- My concern when looking at this, is that I anticipate that traffic will peak during planting and pruning season, how will cars turn around on Lennox? How will we keep people off the Williams's driveways? Is there any other way to turn around on Lennox?

Planning Manager Harper - Hopefully the traffic would not cause too many issues, they can use the parking lot as a turnaround space. The Park District can provide guidance on parking.

Chairperson Loftus- A written comment that was shared with us earlier is in favor of the gardens from Glenbard West High School staff. If they bring students over to this, they will bring over on a bus.

Planning Manager Harper - They would have to coordinate with Park District and park in the Ackerman fitness center parking lot.

Chairperson Loftus- Could there be two (2) parking lots? One on north end and one on south side? Our biggest concern is parking and lack of it. Maneuverability in plan is presented that needs to be revisited and parking and access problems on Lennox Road.

Commissioner Arango- Has there been any discussion or conversation about not having as many plots to accommodate parking?

Planning Manager Harper – The off-street parking was a suggestion by Village Staff and the Park District proposed adding 7 parking spaces.

Chairman Loftus- There is no current code to address this, first application of this type of environment. Maybe we need to take a look at code revisions to include this in the future. Due to no code requirements, we cannot judge but are trying from a practical standpoint. We can't enforce a law that does not exist.

Commissioner Brown- Are there plans to extend a sidewalk that is currently on North side of St. Charles to reach the plots?

Planning Manager Harper – This was not included as sidewalks are installed through either through a capital improvement plan or a subdivision. This was not required for this application.

Seeing no further questions for Village Staff, Chairperson Loftus asked the petitioner to make their presentation.

Sworn In, Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District – The Park District Master Plan that was adapted and shown to public and commissioners. The garden park project and the pickleball project are all part of one grant improvement project we are working on; I want to point out connectivity from Ackerman Parking Lot to this space, that will alleviate traffic concerns. We are also looking to improve the existing trail system. We are trying to respond to the community need, this also serves as outdoor education for the Park District. We have a pavilion to host children, and other people. We don't see a lot of traffic from gardeners, the proposed small parking lot will likely address that. We want to maximize the number of plots to meet the demand (waitlist) but we can scale that down.

There are a few raised garden plots accessible by wheelchair, all planting in this area is interpretive, native, to beautify the whole area. Restroom for gardeners and for outdoor education. Storage shed is for park staff and materials for outdoor classes.

The pavilion is the exact same one that was presented a few weeks ago when pickle ball courts were discussed and approved.

Chairperson Loftus- Is there water?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- We have purchased this home to the west that has a well and long term, we will access that home to provide water. In the interim, we will bring in a water tank.

Commissioner Cooper- Were there existing wells on the plots that we are considering changing the zoning on?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- Yes, *I* would say so.

Commissioner Kreuzer- Nate, where specifically are you connecting to the parking lot, there is a hill, will there be stairs?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - The thought is to introduce an ADA sidewalk, gentle grade from fitness center, accessible route connecting back to Ackerman Fitness Center. If budget allows, we would like to tie in a staircase lining up with front door of Ackerman. We are alleviating a safety concern with the connectivity of the system.

Chairman Loftus- Would the park district be amendable to make changes to the parking lot?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Certainly, that is something that we can consider but we are trying to get this project moved forward to capture the funds as they are tied to a grant and time line.

Commissioner Kreuzer- any lighting to be on during the evening?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - No, a natural passive experience, with proximity to wetlands, considering making this organic, might not see as much traffic as you would see in traditional garden plot.

Chairperson Loftus- How far from Ackerman Fitness Center to the plots?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - I can't estimate that here.

Commissioner Kreuzer- People might want to drop off their equipment and then go park, could there be a circular cul-de-sac?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - That could be an improvement to this project, currently, Lenox Road is currently a Village Road, something to consider with that.

Chairperson Loftus- No "no parking" signs some folks will park on both sides and road gets blocked. No code that stipulates the parking situation.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - we do want to alleviate the situation, we could add additional signs about no parking, we can also communicate with the garden club about rules of no parking.

Commissioner Cooper- There are two issues that I see, one issue of over flow parking and second issue is if there is parking on Lenox, how will cars turn around?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- Currently, Park District owns a property on Lenox Road and can be used to turn around.

Commissioner Brown- Will parking be dedicated for garden plots as opposed to having the parking spots be open to all?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Yes, that is a concession that we can make, with times as well.

Planning Manager Harper - Commissioner Cooper to answer your question, about the dimension between the eastern edge of Lennox going to garden plot, it is about 28ft.

Commissioner Cooper- Is any portion of that Village owned right of way?

Planning Manager Harper - Yes some of the right of way would be beyond the scope of existing pavement.

Commissioner Arango- Parking is of most concern; a rental fee for the plots, if these people are renting and trying to get to their plots and they have to haul their equipment that might be an issue.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Yes, the garden plots will have a rental fee and if we need to reduce the number of plots we could.

Commissioner Brown- The Village has plots and there is a huge parking lot, a fabulous idea but I do think you have to address Lenox Road and the parking conditions for it to be a lucrative idea for Glen Ellyn. I think it has issues.

Chairperson Loftus- If you ask me to vote on this, I would vote no as is. Would cause more problems with lack of being able to maneuver a car, potentially a bus, cars coming into a dead-end street without affecting the neighbors. Unless there is a different idea, maybe another exit, a great idea but I would vote no for it.

Written comment:

Michael Famigaly- District Administrator- The Horticulture Plant Science program is thriving at Glenbard West High School and has seen a 73% increase in enrollment in first 2 years. Providing a new and innovative program to students, user friendly outdoor laboratory for students. Classroom learning to authentic application. We look forward to partnering with the Park District.

Public Comment:

Sworn In, Mary Crickmore: I have a personal stake because I would like to apply for one of those plots. I live in Concord Point and am not allowed to garden per my HOA. I have been hopping to use a garden plot in that center. Future parking could be put at the house that the park district purchased. I am hoping that this will be approved, it will help me and others who are not currently able to garden. Those of us in the north side need something like that. Give the Park District a chance to operate this.

Sworn In, Lydia Mangiardi- Golf carts would be a very efficient way to be able to transport people without investing a huge amount of money such as those seen at Cantigny for concerts and for many events.

Sworn In, Dan Williams- A neighbor who resides in the house on Lennox Road. I think it is a great idea. Park District has always been very communicative, could possibly put parking on east side. Side walk, is about 100 feet to extend for people to get there from north side of building. In current form, the parking is not a good idea. Nice useful area for the plots but do need the parking issue to be resolved.

Commissioner Cooper- This is a question for our attorney; can we recommend that the Park District have addressed the concerns raised for parking?

Mr. Stephanides- Absolutely, maybe you will want to be more specific as to what conditions you would place on that parking.

Commissioner Kreuzer- Can I ask Mr. Williams a question? How many parking spaces do you think could be put in this area to accommodate the gardeners?

Dan Williams- You could get at least 20-30 spots, filled in east side of Lenox, plots would be 5 to 6 feet above grade of the road. You could put spaces on west side of road., with 75 plots planting season, that would be rough with traffic.

Commissioner Kreuzer: What about the Cul de Sac?

Dan Williams-That is a great idea, but depends on number of cars per day. You could have a turn around and number of ways that are feasible to fix parking situation.

Planning Manager Harper – If the Commission were to recommend what Mr. Williams is suggesting, that would be changes in right of way, that would be Village infrastructure, Village money, and would be a very expensive thing to do. Alternative solution would be to accommodate more parking spaces and add a turnaround in the proposed parking area.

Commissioner Brown- Is there room to turn around in the existing parking lot? Any landscaping to west of this parking lot?

Planning Manager Harper – There is if you have a parking spot; If you come in head in, you would have to reverse all the way out, currently a design flaw, no room to turn around space. Resodded, cars not facing street; no buffering is required on parking lot.

Chairperson Loftus- Commissioner Cooper, how would you right up a motion?

Commissioner Cooper- I am not comfortable from my expertise to vote on this. I would like to accommodate parking for twelve (12) vehicles, have a strategy to use Lenox to turn around. I think you could write a motion to pass subject to condition that it accomplish a certain number of parking spots and a turnaround area.

Commissioner Brown- I don't think we should throw out a number of parking spots, we are not experts on this, we need to get more information.

Chairperson Loftus- A good idea, I would like to be comfortable voting yes, how do we write the conditions up so that we are comfortable with some changes being made to accommodate a turnaround, that is what I am asking everybody.

Commissioner Arango- I don't know how we can come up with conditions as we don't have anything that we visually, realistically and safety wise can look at and say okay, this can be acceptable with the conditions of, and we don't have those yet, maybe needs to go back to Park District and re-configure.

Chairperson Loftus-Give me some ways to move this project along.

Mr. Troia- We hear the concerns; I would reiterate and lean on the point that we have a grant deadline. This has to be complete in September. Anything we can do to solve this in order to move forward, we can reduce garden plots, we would be open to that.

Commissioner Cooper- A fix to solution is to sign it no parking and take a front lawn and add parking.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - I think that is a great solution to use property that we own for overflow and turn around traffic.

Commissioner Arango- Overflow parking being on west side? There is a ditch that we have to go down and back up?

Commissioner Kreuzer- I don't think it's much of a ditch.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- We could do grading work to make that more accessible.

Commissioner Brown- Could we table this for next meeting and still work with your timeline?

Planning Manager Harper- Next meeting is March 20,2025.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- If that is the desire of the Plan Commission or if there are conditions that we could move on with this.

Commissioner Cooper- I am comfortable putting conditions, I don't know if that gives you enough direction. Also, we heard from interested party that they do not want a cul-de-sac, recommendation would include to not have a cul-de-sac.

Commissioner Brown- Sounds like that makes this plan more expensive for the Village

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- Yes some of these improvements would be cost prohibitive to move project forward

Commissioner Cooper- Do you need the Gazebo?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- That is essential to this project.

Chairperson Loftus-Folks, do we want to table this or move forward to next meeting?

Commissioner Cooper- If we make a recommendation, with condition a that there be adequate parking and ability to turn around?

Commissioner Brown- What is better to keep this project going, to table until March 20 or add conditions?

Chairperson Loftus- Positive project, see a couple of issues that need to be solved, unfortunately there is no code to grant the variation, no code on requirement of parking.

Commissioner Arango-Signage ways to address, and see how it will be used. People go at all different times of the day. In general, I think it will work, as is.

Commissioner Dawson- Are you interested in us tabling this or moving on; are you open to a low-cost solution to the turning problem along with signage for parking?

Chairperson Loftus- Do I hear a motion to continue or motion to approve with conditions?

Commissioner Brown motioned for a continuation to March 20, 2025 meeting. Seconded by Commissioner Cooper. The motion passed by a roll call vote with Five Commissioners present voting yes and Commissioner Dawson voting no.

3. 451 Duane St.- Attached Single- Family Residential Pre-Application.

Planning Manager Harper - No public decisions tonight, the applicant will sit and listen and take in information, no back-and-forth negotiation. Discussion of single-family

development proposed at 451 Duane Street.; 5892 sq. feet previously occupied as single-family home; C5B zone, proposed development would require a special use permit, comprehensive plan does encourage this area for single family use home. Recommend for the property to be consolidated with neighboring property to the east, reflect existing townhomes to the east.

Proposed site plan was shown; two (2) separate buildings on lot, building one (1) would be on North Side of lot, two (2) attached units facing north on Duane Street. Second building would be on South side of the lot facing the interior of the lot to the courtyard which will be a shared driveway; cars will be able to get in and out. Storm water run-off storage will be under courtyard, underground catchment area.

Issues with existing topography, existing water routes with how it flows, could create issues. Solution presented by applicant would include offsite drainage easements. Limiting any future development potential there. Property owner to the east is willing to cooperate. A way to make that possible, but its precarious on this development potential.

Property has limited setbacks on Duane Street and Prospect Avenue; Village staff identified concerns with visibility, reducing pedestrian and auto visibility on Prospect Avenue A School exists to the south.

Proposed elevations of property, three (3) story town home, with basements as well. Elevation looking east was shown. Court yard and court yard drive way with garage doors facing interiors.

Potential relief requirements identified/ needed were presented as follows:

- Front Yard required set back of 20ft, request is 8ft
- Corner Side required is 30ft, requested 6inches
- Rear Yard required 30ft, requested 5ft
- Side Yard set-back -10% of lot width 4ft 8inches
- Maximum Floor Area Ratio-0.4 required, request is a 1.9
- Landscape buffer 10ft, requests 6in set back

Design shown again, a unique design not seen in Village, envisioned as attached single family, lot size constraints hamper ability of this lot, requires creative storm water management to make this happen.

Commissioner Kreuzer- How is this consistent or inconsistent with current townhomes to the east?

Planning Manager Harper-Townhomes to east are consistent to a PUD, some side yard set-back deviations, not as impactful of variation requests

Commissioner Kreuzer- those are four (4) homes?

Planning Manager Harper -Yes, four (4) homes, attached, divided down a demising wall of attached townhomes.

Commissioner Brown- The property at 454 Duane came before Plan Commission a few years looking to market as single-family home but was zoned for a business What is the status for that?

Planning Manager Harper-I don't have an update on that, I do know that if you want to construct a new single-family home, a special use permit is required in this zoning district.

Commissioner Brown- Great to have different types of housing, is this something that the village needs to consider different zoning for, for different types of housing before it comes to us?

Planning Manager Harper-We can talk about that when we get to zoning code re-write; but not for something like this right now that would be for long term.

Commissioner Brown - Do we have any type of Zoning for this type of housing yet?

Planning Manager Harper -No type of zoning code for Townhouses, we don't really have a zoning district that allow for this type of mixing of different attached, detached multifamily, we do have in the C5A, C5B district but require special use permits.

Commissioner Dawson- We have seen a lot of re-zoning requests, why are we not looking at re-zoning here, do you have any renderings? You reference a comprehensive plan, houses should be and reflect and be sized similarly to the houses further to the east, this idea is almost five (5) times greater than those buildings to the east. Do you think this is consistent with the comprehensive plan?

Planning Manager Harper – We have no color renderings, we have residential PUD requirements, there is likely inconsistencies within our zoning code compared to what the recommendations of the comprehensive plan are. In terms of how PUD is written in our code, PUD requirements in our zoning code were written earlier, comprehensive drafted and adopted in 2023 and thus there may be conflict.

Commissioner Dawson- PUD of close to or have potential variation of houses to the east, this proposal would look radically different to the east. I'm concerned about the consistency of the appearance.

Chairperson Loftus- Ground to top of roof is 33feet; what is actual height of this building?

Commissioner Cooper- 44feet is total height, listed on slide 7.

Commissioner Cooper- We are going to as a community have to get more comfortable as having higher density as we are progressing beyond that; height would trouble neighbors but I think that we as a community should be prepared to increase the density. To create more housing, I like bringing in additional design. As I understand how the code is written now, I am not sure that I could jump through all the hoops to be able to meet variances required.

Planning Manager Harper - As part of preapplication process are there any general comments and suggestions to provide to applicant?

Chairperson Loftus- would like to hear from petitioner first.

Sworn In, Petitioner John Messina, I bought on Thanksgiving, bought it to develop something, I like building nice stuff. I am not set in anything but we do want to develop it. I want something to look good and move forward.

Commissioner Cooper- I am concerned about storm water, that corner is dreadful when it comes to storm water and I think any solution that is short of fully addressing the problem will be one that does not get by us.

Petitioner John Messina - I have a lot of experience with storm water, water runs from east to west; we could do a trough, driveway is huge enough to create water storage for two properties on our property. That is the least of my concerns.

Planning Manager Harper - It is a possible idea, but we don't know the numbers look like and so we know it's a possible idea but we don't know the numbers.

Petitioner John Messina- I don't have the number but I comfortable that we could address it.

Chairperson Loftus- Single family home, what is maximum height allowed?

Planning Manager Harper - It would be 35 feet.

Commissioner Kreuzer- My primary concern is the consistency with front setbacks on the street that that they have to be the same, but your plan currently has no setbacks.

Petitioner John Messina- We do have setbacks, building height, apartment building across the street is higher, I will not be the highest building on block.

Commissioner Dawson- Is the building facing Duane Street., roughly in line with the structure next door?

Petitioner John Messina- Yes, it is in line, no garage doors with my design, it is private and elegant design.

Commissioner Kreuzer- Something similar in a colorful perspective, where we could see. We don't have the benefit of seeing landscaping, etc.

Petitioner John Messina - We could bring in a rendering.

Planning Manager Harper- Maximum building height is 45 feet in district, you can go up to 55 feet anything beyond 45 feet has to be 15 feet set back.

Commissioner Kreuzer- The house next door, what is its elevation?

Planning Manager Harper - Majority of what is proposed is 35 feet.

Chairperson Loftus- Individual rooftop access per unit; back unit, does that have rooftop access?

Commissioner Brown- Would the cost be around 950k per unit?

Petitioner- The rooftop add value but we don't have to do it. These would be luxury townhomes priced at 1.1 million.

Chairperson Loftus- Two (2) units, get rid of the back unit.

Commissioner Kreuzer- Could you build a townhome further east that is similar to this one (shown on computer)?

Chairperson Loftus- Take 4th floor off unit, move it east slightly. Add green space on Prospect side.

Commissioner Dawson- I like the 4th floor, it is unique in lot size, doing a lot with a little here. The norm is changing in housing.

Commissioner Brown- Where would the garbage be?

Petitioner John Messina- Front corner, doing a fenced in area or moved to the back, this is preliminary idea.

Chairperson Loftus- Is there a community garbage requirement?

Planning Manager Harper – No, everyone will have to take their own garbage out, everyone would be responsible for their garbage.

Commissioner Brown- You might want to think about some tall trees or something to add something to provide a buffer.

Petitioner John Messina- Yes, I am not opposed to doing that or even add a wall.

F. Chairperson's Report

Chairman Loftus had nothing to add.

G. Trustee Liaison Report

Trustee gave her report to the Commission as follows:

1. Past Monday evening, the 24th, the Board did approve Full Circle development off Roosevelt Rd., moving forward did go through Architectural Appearance and were unanimous approval in support of renderings.
2. Reviewed at Feb 10th - pickleball courts were approved unanimously.
3. Reviewed at Feb. 10th- Signage for the food pantry, board did not approve the signage on the front of the house, only the back of the house along with canopy. Food pantry will come back with a proposal with a yard sign. Will be coming back to you, the part with sign on the yard.

I want to say that the Board will be happy to hear about the decision regarding the downtown park; we are very enthused, thank you for supporting that. At our last Monday's meeting, we formally approved permitting fees, will go into effect in April 2025. Village will have a robust campaign to notify community. We have a new software system that will track permits and when they need to be renewed and when permit is expired. Permitting fees will be reviewed on an annual basis.

Commissioner Brown- I have heard rumors that they are raising permit fees to offset grocery tax?

Grocery tax is separate, State of Illinois has done away with grocery sales tax, leaving it up to each community. Board is looking into that and we have the ability to have a local grocery tax but the permitting fees are completely independent of that.

H. Staff Report

Planning Manager Daniel- discussed the following items:

- Glenbard West coming in for Pre-application for NW addition of main campus- want to build an expansion and build an addition to the wing to the school there. Pre-application to discuss addition.
- Glen Ellyn Historical Society coming in for the variation to keep accessory structure in Lui of the primary structure.
- Subdivision plat for property that entered into an annexation village. Need to be approved by Plan Commission and Village Board. Still working through minor engineering items.

I. Adjourn- 11:10pm